

Executive Summary

Proposed Zoning Code Changes

The attached document details the proposed changes to the Planning and Zoning Code as they relate to various topics. Below is a brief synopsis of those changes.

1. Clinic – The Zoning Code defines clinics as a place for the care, diagnosis and treatment of sick, ailing, infirm and injured persons, but who are not provided with board or room or kept overnight on the premises. It is proposed to designate clinics as a conditional use in the D-1, and commercial zoning districts in order to monitor the siting of medical offices.
2. String Lights – The Code does not address the use of bright LED or similar string lights, which are typically used to outline windows or buildings. It is proposed to define them in the sign chapter and to prohibit them in all zoning districts.
3. Design Review Committee Membership – The Code states that 4 of the 9 members are to be business owners or operators from the downtown, one from each of the 4 quadrants. It is proposed to allow 2 members to be a business owner or operator from any quadrant in the downtown and the other 2 members to be either a business owner or operator from any quadrant in the downtown or the citizenry at large.
4. Site Landscaping – The Code does not address the type of ground cover required for areas not covered by structures or impervious surfaces. It is proposed to require grass or landscaping to be located in these areas and to only allow hardscape material as an accessory to landscaping or to convey stormwater run-off.
5. Security Bars – The Code does not address the use or aesthetics of security bars on business windows/doors. It is proposed to permit them only on the interior of the building and require them to be open during the operation of the business. In addition, it is proposed that a building permit be obtained.
6. Metal Roof on an Accessory Structure – The Code does not permit metal roofs on accessory structures greater than 100 square feet in area. It is proposed to prohibit metal roofs completely regardless of size, except for metal panel roofs which are factory-finished with a rib or standing seam design and warranted against rust. It is recommended that carports, attached or detached, be prohibited from having metal roofs.
7. Church as a Conditional Use in the C-1 and D-1 Districts – The Code states that a church is a conditional use in commercial zoning districts. However, based on the language written for the C-1 and D-1 Districts, it can be interpreted to be either a principal permitted or conditional use. It is proposed to clarify that a church is a conditional use in both the C-1 and D-1 Districts.
8. Height Regulations in the D-1, D-1A and C-2 Zoning Districts – The Code does not address height regulations in these zoning districts. It is proposed to add height

restrictions which are consistent with the Design Review Guidelines and similar to what is permitted in other commercial zoning districts. The proposed height restriction is 3 stories or 40 feet, whichever is lower.